



Zoning Board of Appeals
Meeting Minutes
Wednesday April 30, 2014

Zoning Board of Appeals Attendees:

Present: Matthew Perkins, David Delaney, Christopher Bernard, John Tuzik & Brian Callow

Absent: David Connolly

Others: Peter Matchak, Associate Planner

Chairman Matthew Perkins opened the meeting at 7:30 p.m. in the second floor hearing room and read the rules of the hearing into the record.

187 Briarwood Drive: ZBA case Z-14-1:

Chairman, Matthew Perkins opened the meeting at 7:35 p.m. and read the public hearing notice, and application into the record. John Tuzik made a motion to waive the reading of abutters. Brian Callow second the motion. All others voted in favor. The Board was presented with a request for a 17' (seventeen) variance from Christopher Kent, 187 Briarwood Drive, Hanover, MA. The 17' variance is requested from the rear lot line to allow the installation of an in ground swimming pool. The property in question in the rear abuts the Rockland dump. Chairman, Matthew Perkins made a motion to continue public hearing on May 14th, 2014 7:30 p.m. to allow time to visit the site and review prior pool variance case. John Tuzik seconded the motion, all other voted in favor.

182 Olde Forge Road: ZBA case Z-14-2:

Chairman, Matthew Perkins opened the public hearing for case Z-14-2 at 7:45 p.m. and read the public hearing notice and the application into the record. The Board acknowledged letters from concerned residents and a packet of information filed by the applicant and received by the Planning Office prior to the hearing. John Tuzik made a motion to waive the reading of abutters. Brian Callow second the motion. All others voted in favor. The applicant Mandy Keith of Yummy Mommy Meals Workshop presented the Board an overview of her business. The applicant is requesting a special permit under section 6.020 B. to allow for a customary home occupation. Yummy Mommy Meals Workshop is a secondary use, causing no noise or vibrations, display of good, equipment, with no employees. Workshops start at 7:00 p.m. and end by 8:30 p.m. Ellen Sikora, 175 Olde Forge Road spoke of the concern of traffic and parking on the street. Tom Jordon, 194 Olde Forge Road noted concerns of traffic and on street parking. Bill Collins, 215 Olde Forge Road spoke to his concern of a decrease in property value. Emily Logan 256 Olde Forge Road supported the applicant and her endeavors. Dave Delaney made a motion to close the public hearing and approve the special permit

with the condition that all customers / visitors must park in the driveway. John Tuzik seconded the motions. All others voted in favor.

28 Deerfield Lane: ZBA case Z-14-3:

Chairman, Matthew Perkins opened the meeting at 8:15 p.m. and read the public hearing notice, and application into the record. John Tuzik made a motion to waive the reading of abutters. Brian Callow second the motion. All others voted in favor. The Board was presented with a request for a 35' (thirty five) variance from John Varrasso, 28 Deerfield Lane. The 35' variance is requested from the rear lot line to allow the installation of an in ground swimming pool. Chairman, Matthew Perkins stated to the applicant that the Board will not issue a variance of such scale. The applicant requested to continue the public hearing on May 14th, 2014 to allow time redraw the site plan. Dave Delaney made a motion to continue the public hearing on May 14th, 2014 at 7:30 p.m. John Tuzik seconded the motion, all other voted in favor.

Brian Callow made a motion to accept the meeting minutes as amended from March 19th, 2014. John Tuzik seconded the motion. All others voted in favor

David Delaney made a motion to adjourn at 8:45 p.m. John Tuzik seconded the motion. All others voted in favor.

Respectfully submitted by: Peter Matchak, Associate Planner